

MAR 26 1970

CITY OF VANCOUVERSPECIAL COUNCIL - MARCH 26, 1970PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, March 26, 1970, at 2:00 p.m.

PRESENT: Aldermen: Adams, Bird, Broome, Hardwick,
Phillips, Rankin, Sweeney, Wilson

Chairman in the absence of His Worship the Mayor was Deputy Mayor Linnell.

ABSENT: His Worship Mayor Campbell
Alderman Calder

CLERK TO THE COUNCIL: R. Thompson, City Clerk

Committee of the Whole

MOVED by Alderman Adams,
SECONDED by Alderman Broome,

THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Linnell in the Chair, to consider proposed amendments to the Zoning and Development By-Law.

- CARRIED

DELEGATIONS

As each item was first dealt with by Council, the Chair asked for any delegations in favour and opposed to each of the applications. The following delegations are noted:

- (1) Mr. Buchanan, for parties interested in--Kingsway between Aberdeen and Lincoln Streets.
- (2) Mr. Wilkinson, Mr. Stewart, & Mr. Street, for parties for and against the removal of the building line for lane purposes at--8th Avenue and Oak Street.
- (3) Mr. Petzold, the applicant for rezoning at--Victoria Drive between Harrison Drive and South East Marine Drive.
- (4) Mr. R. McDonald, on behalf of the applicant for rezoning property on--the North West Corner of South West Marine Drive and Yukon Street.

Mr. Wosk and Mr. Green, in connection with the same application.

- (5) Mr. Gimmell and Mr. Wilding, in connection with rezoning the--North Side of 15th Avenue between Birch and Alder Streets.
- (6) A representative of the applicant appeared in connection with rezoning at--Marine Drive and Main Street.
- (7) Mr. Wosk appeared in connection with rezoning at--12th Avenue and Cambie.

1. Lot 26, Blocks 3 & 4, D.L. 36/49,
Situated on the North Side of Kingsway between Aberdeen and Lincoln Streets

An application was received from the Director of Planning to rezone Lot 26, Blocks 3 & 4, D.L. 36/49.

FROM: C-2 Commercial District
TO: CD-1 Comprehensive Development District

Cont'd. . . .

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Clause #1 Cont'd.

This application has the approval of the Town Planning Commission and the Technical Planning Board subject to certain conditions.

MOVED by Alderman Broome,

THAT the foregoing application be approved subject to the following conditions as recommended by the Technical Planning Board and the Town Planning Commission:

"The use being restricted to an apartment building (senior citizens' housing development) and further, the scheme of development must be first approved by the Technical Planning Board after advice from the Design Panel, said scheme to be in compliance with the RM-2 District Schedule regulations but in no case shall the building exceed two storeys in height plus basement; off-street parking to be provided on the site with not less than one space for each six dwelling units occupied by senior citizens."

- CARRIED

2. Deletion of Building Line for Lane Located Between 8th Avenue and Broadway and from Oak Street East 150 Feet.

An application was received from W. A. Street for an amendment to Part II of Schedule E (Building Lines) to delete the existing building line at the location shown above.

Considerable interest in this application was shown by delegations representing persons owning property or operating businesses in the area served by the lane. Concern was felt that the alternate plan to convert a straight lane into an L-shaped lane would be to the disadvantage of adjoining property owners. Mr. W. A. Street, Solicitor, spoke in support of his application and advised that he felt adequate provision had been made for lane access.

This application has the approval of the Town Planning Commission and the Technical Planning Board.

MOVED by Alderman Adams,

THAT consideration of the application herein described to delete building lines for a portion of a lane be deferred until the problem of the substitute facilities for the existing lane has been settled to the satisfaction of the property owners affected and the City officials concerned, at which time Council will give further consideration on a report from its officials.

- CARRIED

3. Lots 1-3, Block 23, D.L. 329
 Situated on the East Side of Victoria Drive between Harrison Drive and South East Marine Drive

An application by Mr. A. Petzold was received for the rezoning of Lots 1-3, Block 23, D.L. 329.

FROM: RS-1 One Family Dwelling District
 TO: CD-1 Comprehensive Development District

Mr. Petzold spoke in support of his application and Council noted that a written request had been received that Council approve personae care as an ancillary use in order to meet provisions of the Community Care Facilities Licensing Act of the Province.

. . . Cont'd.

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Clause #3 Cont'd.

This application has the approval of the Town Planning Commission and the Technical Planning Board subject to certain conditions laid down by the Technical Planning Board.

MOVED by Alderman Hardwick,

THAT the application be approved subject to the use being confined to its senior citizens development containing dwelling units and sleeping units with recreation and dining facilities and personal care as an ancillary use and the detailed scheme of development not to be materially different from that submitted and approved subject to conditions by the Technical Planning Board under development permit #50267.

- CARRIED

4. Lot D, Block 2, D.L. 311, Lot B of 3, Block B, D.L. 323
Situating on the North West Corner of South West Marine Drive and Yukon.

An application was received from Mr. Peter Cole to rezone Lot D, Block 2, D.L. 311, Lot B of 3, Block B, D.L. 323.

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

Mr. McDonald, Solicitor for the applicant appeared and asked among other things for relief from the provision that the two parcels shall be consolidated into one parcel and for an increase in the floor space ratio to 0.75. Mr. Wosk spoke in opposition to the request of the applicant and Mr. Green, an owner of nearby property spoke in favour of rezoning at an 0.60 floor space ratio.

This application has the approval of the Town Planning Commission and the Technical Planning Board subject to certain conditions. The approval by the Technical Planning Board is on the understanding that the uses will be restricted to town houses or garden apartments.

Council's attention was drawn to its resolution of January 20, 1970, to the effect that the by-law be not read a third time until satisfactory guarantees of financial ability to complete the project have been given to Council.

MOVED by Alderman Broome,

THAT the application of Peter Cole for the rezoning of the above described property be approved subject to the following conditions:

- "1. Dedication of the westerly 10' of Lot B of 3 of City lane.
2. Approval by City Council for the acquisition of Lot D Block 2, D.L. 311 (Delta View Park).
3. Consolidation of the two parcels after dedication into one parcel and so registered in the Land Registry Office.
4. The floor space ratio not to exceed 0.60 measured on the gross floor area of the building, excluding cellars used for parking and such buildings not to exceed 2 storey in height, plus cellar, the floor space ratio conditional on provision of total underground parking.
5. The detailed scheme of development to be first approved by the Technical Planning Board, such scheme of development not to be materially different from that submitted with the application unless authorized by City Council and subject to the Technical Planning Board receiving advice from the Design Panel on the design of the building."

. . . Cont'd.

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Clause #4 Cont'd.

FURTHER THAT should the foregoing conditions be not complied within 150 days after the date of the acquisition of the City property, the approval contained in this resolution shall expire.

- CARRIED

5. Lots 11-20, Block 453, D.L. 526
Situated on the north side of 15th Avenue Between Birch and Alder Streets

This is an application of Mr. Gimmell for the rezoning of Lots 11-20, Block 453, D. L. 526.

FROM: RT-2 Two Family Dwelling District
 TO: RM-3 Multiple Dwelling District

This application was approved by the Technical Planning Board and the Town Planning Commission. It was noted that the subject property are all the lots in the block except two which are not available for redevelopment at the present time. Some concern was expressed by Council that in disposing of these lots to developers a locked-in lot may be left.

MOVED by Alderman Rankin,

THAT the application of Mr. Gimmell to rezone the above-described property be approved and this approval be subject to guarantees that in disposing of the property a locked-in lot(s) will not be created.

- CARRIED

6. Lot 1 of 3 North Part, Block 13, D.L. 322
Situated at the south west Corner of Main Street and South East Marine Drive

This is an application by the Standard Oil Company of B. C. to rezone Lot 1 of 3 north part, Block 13, D.L. 322.

FROM: C-1 Commercial District
 TO: M-2 Industrial District

This application has the approval of the Technical Planning Board and the Town Planning Commission subject to certain conditions.

A letter was received from M.E.P.C. Canadian Properties Limited indicating that they would not object to the application for rezoning if the west elevation was treated in an aesthetically pleasing manner and if assurance can be given that tenants in the Marine Industrial Centre at 100-126 S. E. Marine Drive will not be disturbed by lights of cars entering the car wash, and if it is clearly understood that a sign will not be placed in the 40 foot set-back area.

The representative of the Standard Oil Company of B. C. appeared in support of this application and indicated he is agreeable to compliance with the proposals in the letter from M.E.P.C. Canadian Properties Limited.

MOVED by Alderman Bird,

THAT the application of the Standard Oil Company of B. C. for the rezoning of Lot 1 of 3 north part, Block 13, D.L. 322 be approved subject to the following condition and to compliance with the two requests contained in the letter from M.E.P.C. Canadian Properties Limited regarding treatment of the west elevation and screening of car lights entering the car wash.

FURTHER THAT should the foregoing conditions be not complied with in 120 days from March 26, 1970, the approvals contained in this resolution shall expire.

- CARRIED

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7. Lots 8, 9, A & B of 10 and 11, Block 420, D.L. 526
Situated on the south west Corner of 12th Avenue and Cambie

This is an application of Lort & Lort Architects for the rezoning of the above-described property.

FROM: RM-3 Multiple Dwelling District and
 C-2 Commercial District
 TO: CD-1 Comprehensive Development District

This application has the approval of the Town Planning Commission and the Technical Planning Board subject to certain conditions.

Mr. Wosk, who proposes to develop the property appeared and spoke in support of his application.

Council's attention was drawn to its resolution of January 20, 1970, to the effect that the by-law be not read a third time until satisfactory guarantees of financial ability to complete the project have been given to Council.

MOVED by Alderman Wilson,

THAT the application of Lort & Lort Architects for the rezoning of Lots 8, 9, A & B of 10 and 11, Block 420, D.L. 526 be approved subject to the following conditions:

- "1. Lots 8, 9, A & B of 10 and 11, Block 420, D.L. 526, to be first consolidated into one parcel and so registered in the Land Registry Office.
2. The owners to first enter into a 21-year option with the City to acquire the easterly 10' for possible future widening of Cambie Street at a nominal sum.
3. The detailed scheme of development to be first approved by the Technical Planning Board, such scheme to be not materially different from that submitted with this application, after advice on the design of the building from the Design Panel.
4. Not more than 50% of the two floors for commercial purposes to be used for retail stores and such retail stores to be the type to serve the local area.
5. The floor space ratio not to exceed 2.99 as submitted by the applicant measured on gross floor area of the building, excluding areas used for parking; balconies not to exceed 8% of the permitted floor space ratio.
6. Adequate off-street parking and loading facilities to be provided and plazas to be suitably paved and landscaped including the roof portion of the two storey commercial structure.
7. All signs to be approved by the Technical Planning Board, such signs to be fascia and non-flashing with the exception of one free-standing sign which shall also be non-flashing."

FURTHER THAT should the foregoing conditions be not complied with-in 120 days from March 26, 1970, the approvals contained in this resolution shall expire.

- CARRIED

The following amendment was proposed by Alderman Hardwick that the floor space ratio be reduced from 2.99 to 2.65.

- LOST

. . . . Cont'd.

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Clause # 7 Cont'd.

N O T E: It is noted that Alderman Wilson left the meeting after the passing of the motion under Item 1.

It is noted that Alderman Sweeney abstained from voting on items five and six.

MOVED by Alderman Adams,
 THAT the Committee of the Whole rise and report.

- CARRIED

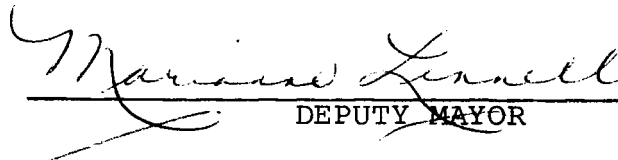
MOVED by Alderman Adams,
 SECONDED by Alderman Hardwick,
 THAT the report of the Committee of the Whole be adopted and the Corporation Council be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED

The Council then adjourned.

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The foregoing are Minutes of the Special Council (Public Hearing) meeting dated March 26, 1970.


 DEPUTY MAYOR


 CITY CLERK

FOR ADOPTION SEE PAGE(S) 186